

**MINUTES
CITY COMMISSION
MONDAY, MARCH 6, 2023
7:00 PM
CITY HALL**

Call to Order: Mayor Jack Dearmin called the City Commission meeting to order at 7:00 p.m. in the City Commission Chambers located at 120 E. Pomelo Street, Lake Alfred, FL. 33850.

Invocation and Pledge of Allegiance: Reverend Dorian Harris of St. Paul AME Church of Lake Alfred provided the invocation and **Mayor Dearmin** led the Pledge of Allegiance.

Roll Call: City Clerk Linda Bourgeois

City Commissioners in attendance: Mayor Jack Dearmin, Vice Mayor Brent Eden, Commissioner Nancy Z. Daley, Commissioner Albertus Maultsby, and Commissioner Mac Fuller.

Staff in attendance: City Manager Ryan Leavengood, City Attorney Seth Claytor, Finance Director Amber Deaton, Public Works Director John Deaton, Police Chief Art Bodenheimer, Community Development Director Ameer Bailey, and Fire Chief Robert Turner. Other staff attendance was Management Analyst Aubrey Fuller and Human Resource Manager Margarita Martin of City Administration.

City Manager announced the following:

1. The Ridge League of Cities Dinner is Thursday, March 9, 2023, in Bartow at the Civic Center. The event starts at 6:00 PM
2. He provided an update on the Lake Alfred Heritage Day and said it was a good event and was well attended.
3. He provided an update on the escrow tangible tax question and said it was dependent upon the mortgage holder.
4. He shared that he spoke with the engineer working on the complete streets plan and said the first street the City would implement the plan on would be Glencruiten Avenue.
5. He said tomorrow night he would be presenting the naming of the bridge Alexander Mackay Bridge to the Parks and Recreation Board and also have them ratify the John H. Dame, Sr. Memorial Park Resolution.
6. He said he was working with Retail Strategies to see if they could attend the CRA meeting in May. He spoke about generating RFP for the downtown property with a draft agreement.

City Attorney Claytor said he remained grateful to represent the great City of Lake Alfred.

Recognition of Citizens

There were none.

Employee Recognition

Public Works Director Deaton thanked Larry Runnels for his dedication to the City. He said Larry has been with the City for 5 years as a part-time employee. He said he works in street maintenance on the mowing crew. He said if he had five more guys like Larry I wouldn't have to worry because I know he is always out working mowing grass. He does a great job and is a

dependable and hard-working employee. He said he would like to see five more years as an employee. He concluded by saying he appreciated his service to the City of Lake Alfred.

Mr. Runnels shared how he got started with the City because they needed someone part-time. He said his intention was to just work the summer and now he is going on his sixth summer now. He concluded by saying thank you very much, I appreciate it.

The Women's History Month proclamation was read into the record and received by **Commissioner Nancy Daley**. She said thank you and was very humbled to accept this on behalf of all the historical women in the past and those that will come after me. She said she has always been proud of the diversity of the Lake Alfred City Commission and the staff with different races, different genders, and different ages. There is a lot to be said that we have a City Commission that meets the criteria of the population of the city. She is proud of that. She is also proud of Women's History Month and was honored to accept the Proclamation. Thank you very much.

Mayor Dearmin presented the Consent Agenda for consideration.

Consent Agenda:

- 1.) City Commission Meeting Minutes for February 20, 2023
- 2.) City Commission Announcements

Commissioner Maultsby made a motion to approve the consent agenda. The motion was seconded by **Commissioner Fuller**. The motion was unanimously approved.

Mayor Dearmin presented the first business item for consideration.

- 1.) Ordinance: 1513-23: Comp Plan Amendment: Water Supply Plan

City Attorney Claytor read the title of Ordinance 1513-23 into the record.

City Manager read the analysis into the record. He said the city maintains a Ten-Year Water Supply Facilities Work Plan (Plan) which is updated and adopted each 5-years. Additionally, Section 163.3177(6)(c)3, of Florida Statutes now requires a local government to update its water supply plan to incorporate the alternative water supply projects in the regional water supply plan or other projects as proposed by the local government.

The plan must identify the alternative water supply projects, traditional water supply projects, and conservation and reuse strategies necessary to meet the water needs to serve existing and new development. The plan must cover a 10-year planning period, for building public, private, and regional water supply facilities. The work plan shall be updated, at a minimum, every 5 years within 18 months after the governing board of a water management district approves an updated regional water supply plan.

On October 4, 2021, the City Commission approved Task Order No. 5 with CPH, Inc. to prepare the Master Water and Wastewater Plans for the City of Lake Alfred. The Master Plans were intended to be used as a basis for planning for current and future infrastructure improvements including providing a five-year capital improvement program. On January 24, 2023, the City Commission adopted Resolution 04-23 approving the Potable Water Utility Master Plan, and Resolution 05-23 approving the Wastewater Utility Master Plan.

The proposed ordinance updates the Capital Improvement, Infrastructure, and Conservation Elements of the Comprehensive Plan based on the requirements of Florida Statutes and the recommendations from the Potable Water Utility Master Plan, 10-Year Water Supply Facilities Work Plan, and the Wastewater Utility Master Plan. The proposed amendments also acknowledge the City's participation in the planning efforts of the Polk Regional Water Cooperative regarding alternate water supply sources.

On Thursday, February 9, 2023, the Planning and Zoning Board held a public hearing on the proposed Comprehensive Plan Amendment and unanimously voted (6:0) to provide a recommendation of approval to the Lake Alfred City Commission. If approved, the Comprehensive Plan text amendment will be transmitted to the Department of Economic Opportunity (DEO) for review.

He said the staff was recommending approval of Ordinance 1513-23 on the first reading.

Mayor Dearmin said he appreciated the hard work that went into our planning.

Mayor Dearmin opened the public hearing, and seeing no one, he closed the public hearing.

Commissioner Fuller made a motion to approve Ordinance 1513-23 for the Water Supply Plan Comprehensive Plan Amendment on the first reading. The motion was seconded by **Vice Mayor Eden**. The motion was unanimously approved.

Mayor Dearmin introduced the next business item.

2.) Ordinance 1514-23: LA Pines Right of Way Dedication

City Attorney Claytor read the title of Ordinance 1514-23 into the record.

City Manager read the analysis into the record. He said on July 30, 2021, the city entered into a Developer's Agreement with Lake Alfred Pines, LLC, based on the City's request for the applicant to relocate their entrance to align with Old Lake Alfred Road. In order to accomplish this new alignment, the entrance of the subdivision needed to cross a city-owned parcel. The new alignment creates a full intersection at CR 557 and the future alignment of Old Like Alfred Road.

The Developers Agreement established the obligations of each party.

1. Developer: permitting, road construction, and maintenance warranty for the road improvements (same time period as subdivision infrastructure).
2. City: accept and maintain road improvements and convert the road improvements to a perpetual ROW.
3. Temporary Access and Construction easement

The Developer has completed their obligations to the developer's agreement. The proposed ordinance will convert a portion of the City property to a perpetual public right-of-way to meet our obligation. The Developer will be presenting the maintenance bond with the final plat acceptance which will be presented along with the second reading of this ordinance.

He said the staff was recommending approval of Ordinance 1514-23 on the first reading.

Commissioner Daley asked about how the realignment would occur when the property west has not yet been developed.

Community Development Director Bailey said the entrance road was requested to be moved from the developer from the southern area to the northern area for the creation of the future alignment.

Vice Mayor Eden asked for an update on the CR557 Roadway widening project. **Community Development Director Bailey** said the county was 90% with the construction plan and was currently in the acquisition phase again. She anticipates that road construction will start in October of 2024 with the roadway being completed in four phases.

Commissioner Daley asked about the different speed limits posted on the opposite sides of the roadways.

Information was shared that the county was evaluating potential round-a-bouts for regulating the safety and speed, the City has been advocating for the intersection at Shinn Blvd and CR557 to get the PD&E study advanced in the funding cycle, and the four lanes will start at I-4 and end at the traffic light by Growers Fertilizer.

Mayor Dearmin opened the floor to public comments, and seeing no one, he closed the floor to public comments.

Commissioner Daley made a motion to approve Ordinance 1514-23: LA Pines Right of Way Dedication on the first reading. The motion was seconded by **Commissioner Maultsby**. The motion was unanimously approved.

Mayor Dearmin deferred to City Manager for the introductions of the Department Director presentations.

Presentation Overviews

Police Chief Bodenheimer presented and thanked the City Commission for their support.

- Calls for Service: 8,300 with the daily average being 22.79 and the monthly average of 207. Numbers are anticipated to increase with population growth.
- Leading Statistics:
 - Traffic Stops/Assignments 1679
 - Information Calls 696
 - Suspicious Per/Vehicle/Incidents 746
 - 911 Calls 2485
 - Assist other agencies 468
 - Disturbances 408
 - Alarms 299
 - Perimeter Checks 274
 - Disabled vehicles 165
 - Other Duties 998

- In the past five years, there was \$142,113 in grant funding allocated to the Police Department

Highlights

- Implementation of new rifles/racks
- Purchased another Hybrid Vehicle
- Completed Policy Manual w/Lexipol
- Helped provide helmets for LAE students
- Sent Operator to Police Standards
- Hired a Lieutenant for resigning Sgt.

Goals for 2023

- Begin training Portion of Lexipol with Police One
- Purchase another Green friendly SUV
- Fill vacant LEO positions (3)
- Implement NEW computer programming for Reports/Records/Communications

The City Commission thanked the Police Chief for his presentation.

Commissioner Maultsby asked about how quickly the other cities would respond in the event of a mass shooting.

Police Chief Bodenheimer explained the process saying it would be on the radio within two seconds and the other agencies would be on their way. He shared it was now called “In Progress” shootings rather than “School Shootings” because they are now happening everywhere and not in just the schools. He shared that they consistently train for these types of events.

Commissioner Fuller complimented the Police Chief and his staff saying people in the community appreciated all the officers and the dispatch personnel did during Covid and the hurricanes.

Commissioner Daley asked about the legislature entertaining allowing guns without permits in Florida and Chief Bodenheimer said he didn’t think the open carry would have a favorable outcome.

Management Analyst Fuller presented on the grant programs and opportunities.

Grant Methodology – Is the juice worth the squeeze

- Is there an identified project
- Are we eligible
- Is the project shovel ready
- Cost to apply and administer
- Hit Rate%
- Reward

Current Grant Programs

- CDBG - Sidewalks
- FRDAP – Central Park

- HMGP – FEMA Generators
- Community Project Funding through USDA – Fire Truck
- CRA Façade Program – Residential Program 70% completed.
- Edward Byrne Memorial Justice Assistance Grant

Funding Awards

Fire Truck

- Community Project Funding request through Congressman Soto’s office
- \$412,500 grant (55/45 match)
- Grant administered by USDA

Future Funding Opportunities

- FRDAP
- SAFER Grant Working on Now
- CDBG – Pivot ADA Improvements
- FMIT Safety Grant
- Firehouse Subs Public Safety Foundation Grant
- Division of Historical Resources Special Category Grant
- TECO Drive Smart Program – Electrical Vehicle Chargers

She thanked the City Commission, the City Manager, and the City staff for their support.

Commissioner Daley spoke about a matching grant for the Mackay Gardens to restore the lakefront at the Mackay house. She shared the recommendation was anticipated at the end of March after their meeting on the 22nd. **Management Analyst Fuller** said she would keep an eye out for the email.

Vice Mayor Eden asked if there was a cap on the FRDAP grant amount and City Manager said it was \$200,000 per grant cycle.

The City Commission thanked her and said they appreciated her work.

Public Works Director Deaton presented on the Public Works and Utilities Division.

Sanitation

Recycle and Waste Totals

- | | | |
|---------------------|----------|-------|
| • Recycle | 76.45 | Tons |
| • Polk County Waste | 4,395.94 | Tons |
| • Hurricane Ian | 7,015 | Yards |

Presentation Overview

- Update on the CR557 Sewer Bypass Project
- The new Water Plant and proposed location east of Lake Gum. Starting construction next year with a year and a half duration.
- 2022 Public Works Utility Repairs
- Public Works Street Maintenance

Commissioner Daley thanked Director Deaton for cutting back the Crepe Myrtles the proper way. She shared her experience with the hurricane debris and the quick removal on the City's part.

Public Works Director Deaton explained the city partnered with the First Baptist Church of Lake Alfred to use their property as a staging area for FEMA to pick up in one location. Additionally, there was overtime authorized and his department worked as much as they could to get the debris out of the yards and to the staging area for disposal.

Commissioner Fuller asked if we had contacted the church or if they reached out to us, and it was shared we had reached out to the church. He requested the city commission formally recognize the church in appreciation for the use of their property.

Human Resources Manager Martin presented on the Human Resources division of City Administration.

See the Need, Fill the Need.

- The State of Florida's population is increasing.
- Polk County is number #8 in the state for growth.

The Great Resignation – Job Seekers on the Move

- Pay is too low
- No Opportunities for Advancement
- Benefits are not good enough

Presentation Overview

- The 21/22 Lake Alfred Salary Study with Employee Market Gap Compensation Plan
- The Cadet Sponsorship Program
- Employee Referral Bonus Program
- Police Officers' \$10,000 Signing Bonus Program
- Recruiting and Retention with the new salary schedule, health and wellness programs, retirement benefits, paid leave, longevity, and other pay
- Employee engagement
- New programs: Chiropractic care and Bootcamp
- Proposed programs: Yoga and Meal Prep

Mayor Dearmin said that compared to the private sector, the city was ahead on providing unique benefits to the employees.

Vice Mayor Eden said it looks like we have the right person for the right job and commended her on the employee programs. He concluded by saying he appreciated her ideas.

Human Resources Manager Martin said the City Commission was invited to attend the Bootcamp if they were interested in participating and shared the dates and times. She shared it was beginner friendly and was going to be held on Mondays and Wednesdays after work for six weeks.

Commissioner Daley asked if the City was still hosting the health fair and Human Resources Manager Martin said we had a smaller one in October and we were working to grow that event.

City Manager provided an update on the Parks and Recreation Director interviews saying he was hoping to select a person soon. He said there was a pretty good applicant pool.

Recognition of Citizens

There were none.

Commissioner Questions and Comments:

Commissioner Daley announced on March 30th and 31st they are hosting a first-grade field trip at the Mackay Preserve from 9 AM – 12 PM with a nature walk, Gopher Tortoise presentation, and educational activities. She continued and asked them to keep an eye out for a Bill that is going through the Florida Legislature that would require the local elected officials and the city manager to do the financial disclosure but with numbers. She is of the opinion that people may not want to run for office if their personal finances were to be spread all over the newspaper. She does not feel that it is good for our level of local government. She encouraged the City Commissioners to write to the Legislators. Good Luck with the new Parks and Recreation Director.

Mayor Dearmin acknowledged that the Heritage Day Festival was great and said he had the honor of taking guests to the Mackay. He said Steve Franklin was not feeling well that day but his sister did an excellent job. He said the Ridge Art was upstairs and nobody bothered anything. It worked out great. It was a hot day and thanked the city staff and department heads for their participation. He agreed with Commissioner Daley on the Bill and reported that SunRail did get about 4,000 responses on the survey. He concluded by saying thank you.

Commissioner Fuller thanked the Fire Chief for providing the water and fire station tours at the Heritage Day Festival. He said it was hot but they were cooking hotdogs and hamburgers and he was grateful for their participation. He said the UPS driver shared with him that they split the Lake Alfred route in two and said Lake Alfred is the third largest route out of 100 routes that are run out of the distribution center he works from due to the growth of our area. It is a compliment to what is going on and he thanked the City Manager. He understands some people don't appreciate it however it is going to be what it is going to be. He went on to say the back row of directors is all special in making that happen by getting the right people in place. He suggested a proclamation be presented to the First Baptist Church of Lake Alfred for their partnership with the city recognizing their efforts. He said he will be attending Polk County Day next week and said if there are things we can bring to the attention of our Legislators, please let us know.

City Attorney Claytor said it would behoove all elected officials to pay close attention to some of the legislation this session. He mentioned several Bills that would significantly impact local government and said it was important to pay attention.

Vice Mayor Eden thanked both Chiefs in the back, the first responders, the staff, and the directors. Thank you.

Commissioner Maultsby said he was a short-timer with only three more meetings before he retires. He said he has served the City of Lake Alfred and Polk County well. He said he served two terms on the Code Enforcement Board for the county, he was on the Polk County School Board committee for racial demographics, several Lake Alfred Boards and Committees, and on the City Commission for almost twenty-four years. He said he will be retiring because of his age. He said he appreciated the City Commissioners for assisting him in getting to the meetings, conferences, and events. He is glad he could serve and at 92 years of age it is time for him to

retire. He concluded by saying thank you to the Commissioners, City Manager, and the staff saying you have been great.

Commissioner Fuller asked the Mayor to share about Commissioner Maultsby's recent recognition.

Mayor Dearmin said that Commissioner Maultsby was recognized as a Pioneer of Polk County and there are only five recognitions in the last five years. He was one of the first ones in 2017.

Commissioner Fuller said there were a lot of fine people up there and mentioned Ms. Gundy Costello attending 106 years old. It was a pleasure listening to them and their history. He said he enjoyed the tours because he learned about who did what and lived where in Lake Alfred. It was quite amazing.

Without further comments, at 8:56 PM, the City Commission meeting was adjourned.

Respectfully submitted,



Linda Bourgeois, BAS, MMC,
City Clerk